

AMENDMENTS

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|-----|-------------------------------|-----------------------------------|
| 1. | Section 6.2 | Effective Date - 1 April 2007 |
| 2. | Section 5.6 | Effective Date - 1 May 2007 |
| 3. | Sections 4.3.1, 4.4.1 & 5.1.1 | Effective Date - 1 August 2009 |
| 4. | Section 5.1.1.65 | Effective Date - 1 September 2009 |
| 5. | Section 4.4.1.38 | Effective Date - 1 January 2010 |
| 6. | Section 4.3.4 | Effective Date - 10 October 2011 |
| 7. | Section 3.2.1.10 | Effective Date - 1 April 2012 |
| 8. | Section 4.4.1.38 | Effective Date – 1 November 2012 |
| 9. | Section 2.4.1.3 | Effective Date – 1 June 2013 |
| 10. | Section 5.1.1.32 | Effective Date – 1 January 2014 |
| 11. | Section 5.1.3.16 | Effective Date – 6 October 2014 |
| 12. | Section 5.1.3.5 | Effective Date – 1 February 2015 |

AMENDMENT 1

SECTION 6.2 SPECIAL DEVELOPMENT DISTRICT (SDD) ZONE

6.2.1 PURPOSE OF ZONE

The purpose of this zone is the creation of a combined work, service, shopping, retail, restaurant/dining, entertainment, recreation and residential environment that promotes the maintenance of quality open space and passive use thereof and encourages positive environmental uses of such space, reduces the traffic generation that occurs when the uses are separated and seeks to maximize mass transit and intermodal opportunities, enhances the quality and proximity of facilities to employees and retains the character of an area and its suitability for particular uses. A SDD zone must have a significant mixed-use component to be approved, which mixed-use components shall consist of residential and commercial developments and well as open space and recreational space (either passive or active). The creation of this zone is beneficial because it will reduce traffic, pollution and congestion which would arise from disparate and piecemeal development and will provide an enhanced living and work environment for the residents of the Town. Said zone shall also enable attainment of several goals set forth in the North Haven Plan of Conservation and Development, such as provision of a variety of housing types by providing for mixed use developments, balancing the need for development against the preservation of the character of the Town by providing for infill development and requirements regarding open space, providing for transportation improvements and regional transportation services, and promoting commercial development in economic corridors.

6.2.2 PERMITTED USES

Uses permitted in the RA-40, RA-20, RA-12, EH, O-12, OA-12, LC-12, LO, C, CA, CB and IL zone districts shall be permitted in a SDD.

6.2.3 PROCEDURES

6.2.3.1 SDD Establishment

All applications to establish a SDD shall be submitted on forms designated by the Commission and must be accompanied by the following information:

- (1) A boundary survey of the land included within the proposed SDD conforming to a Class A2 Survey and sealed by a land surveyor registered by the State of Connecticut.
- (2) A Stormwater Management Plan, prepared by a Professional Engineer registered in the State of Connecticut to the level necessary to show the overall effect of the proposal on the physical environment of the site and surrounding adjacent lots within 500 feet, including but not necessarily limited to:
 - (a) storm water run-off before and after development and how it is to be controlled.

- (b) The Stormwater Management Plan shall evaluate a range of storm events from 2 year to 100 year.
 - (c) The watershed assessment shall be based on a 100-year storm event.
- (3) A Traffic Impact Analysis showing the estimated impact of proposed traffic together with a capacity analysis of existing streets directly affected by the proposal and the improvements that will be constructed to alleviate any adverse impacts of the proposed traffic.
- (4) A Municipal Impact Study showing the costs and benefits to the Town of North Haven from the proposed development.
- (5) A Master Plan containing the following information:
- (a) a preliminary plan showing general location of all existing and proposed public roadways, access points to such existing and proposed roadways, limits of development areas and open space areas.
 - (b) a preliminary plan showing the proposed general system of utilities and their connection points to existing systems.
 - (c) a preliminary plan showing a schematic design of the proposed drainage system.
 - (d) a plan showing the locations of the designated land use areas.
 - (e) An overall assessment prepared by a Professional Engineer registered in the State of Connecticut analyzing the projected impact on the water supply and distribution system, drainage system, and sanitary sewer system based on the illustrative plan referenced below.
 - (f) a land use table ("Table") indicating the area of proposed land use areas in acres, the uses permitted in each land use area, the maximum amount of building development and density for each land use area (which shall be presented in square feet, rooms, units or other appropriate measure of development), the maximum impervious coverage for each land use area, the parking ratios for each proposed land use, the maximum building height for each land use area, the sign requirements/criteria for each land use area, the proposed yard requirements for each land use area, and the required open space, landscaping and/or buffers for each land use area.
 - (g) an illustrative plan demonstrating the practicability of the foregoing criteria. The plan shall be diagrammatic in nature, indicating development areas with examples of building layouts,

parking areas, open space areas and access systems, both vehicular and pedestrian. As the purpose of such plan is to indicate the practicability of the proposed development and to provide a base line for the studies and reports to be submitted with an SDD application, such a plan is for illustrative purposes only, may be presented in a schematic format and shall not constitute the site plan or site plan approval required hereinbelow.

(h) a description of the proposed phasing of public improvements, including traffic and drainage improvements, required for the development, if any.

(i) a listing of any other development criteria to be applied to the development.

(j) a proposed development sequencing if the project is to be phased.

(6) A Shared Parking Study prepared by an appropriate professional. The study shall demonstrate that the proposed parking supply will be adequate to serve the needs of the development. Such study may be based upon accepted industry standards or based on actual experience with similar developments and studies of or known to the professional preparing the report. The study should consider parking demand variations due to factors such as time of day, weekday versus weekend demand, monthly variations in parking demand, noncaptive and modal split which would affect when the peak accumulated parking demand would occur.

The Commission will act upon the application in accordance with the procedures and within the time frame established for zone change applications in the Connecticut General Statutes and may approve, disapprove or approve with modifications the application. Once approved, the SDD shall be the established zone for the area included in the application. The Zoning Map of the Town of North Haven shall be modified to reflect such change and shall contain a notation giving reference to a file in which information regarding the SDD can be located, and the Master Plan, as approved by the Commission, shall be filed in the Office of the Town Clerk. If the SDD application is for land adjacent to an existing SDD and the area of land which is the subject of such request does not contain 40 acres, then, in addition to the other requirements set forth herein, in the Regulations and in the Connecticut General Statutes, the Commission shall also consider whether or not the proposed SDD is consistent with the criteria established in the previously approved SDD to which it is adjacent.

6.2.3.2 Site Plan Approval

(1) Prior to implementing all or any portion of the approved SDD, the applicant shall obtain site plan approval for the development or for a specific

phase or portion thereof. The applicant may submit its site plan application(s) in phases or for specific portions of the development constituting less than the whole of the development or may submit a site plan for the entire development. Any application so submitted shall comply with the requirements established in the approved SDD. The information to be submitted with such site plan application(s) shall be as provided in Section 10.1 of these Regulations; provided, however, that if a traffic report is submitted with the SDD application and improvements are proposed in the site plan as approved in the SDD approval, then the applicant shall not be required to submit an additional traffic report but shall instead submit information to show how the phasing of the approved traffic improvements relate to the proposed development; provided further, however, that if the site plan indicates a significant difference in the routing of the traffic internal to the SDD, then the Commission may require additional traffic analysis to ensure that the changes will not adversely impact the internal traffic as approved in the original SDD.

(2) Where an SDD exists with an approved site plan, the site plan may be modified in accordance with the process established for approval of a site plan.

(3) Any site plan approved in accordance with the procedures set forth herein shall be valid for a period of time not to exceed 10 years or such longer period as may be permitted by statute.

6.2.4 MODIFICATION OF AN APPROVED SDD

6.2.4.1 Any modification to an approved SDD Master Plan that results in a change in the Table as follows: (i) changes the permitted uses in a land use area, (ii) increases the impervious surface in a land use area by more than twenty percent (20%) from what was approved in the original Master Plan, (iii) increases the permitted area of or amount of building development for a land use area by more than twenty percent (20%) from what was approved in the original Master Plan, or (iv) increases the maximum permitted building height in a land use area, shall be deemed a material modification and shall be acted upon in accordance with the procedures and within the time frame established for special permit applications as set forth in Section 11.1 of the Regulations. In reviewing and acting upon such proposed modification to the approved SDD Master Plan, the Commission, in accordance with the Connecticut General Statutes, may approve, modify or deny the proposed modification to the SDD Master Plan and shall have the right to impose on such modification conditions and restrictions which, in its judgment, are required to protect adjacent uses and the neighborhood in general.

6.2.4.2 Any modification to an approved SDD Master Plan that results in a change to the Table as follows: (i) increases the impervious surface in a land use area by twenty percent (20%) or less than that permitted in the original SDD approval, (ii) increases the area of or amount of building development permitted for a land use

area by twenty percent (20%) or less than that permitted in the original SDD approval, or (iii) results in any other change to an item listed in the Table, shall not be deemed a material modification and shall not require a special permit. Rather, such a proposal shall be submitted as a site plan application and shall be reviewed and acted upon in accordance with the procedures and requirements set forth in Section 10.1 of the Regulations. In connection therewith, the Commission shall have the right to approve, deny or approve with modifications such proposed modification to the SDD Master Plan and shall have the right to impose on such modification conditions and restrictions which, in its judgment, are required to protect adjacent uses and the neighborhood in general.

6.2.4.3 Any modification to an approved SDD Master Plan that does not result in a change to any item listed in the Table shall be deemed a minor modification and shall not require any additional approval other than site plan approval or modification as provided for in subsection 3 above.

6.2.4.4 Any modification to an approved SDD that adds land not otherwise included in the SDD to the Master Plan shall be deemed a zone change application for the new land to be added to the SDD and may only be submitted either by an owner of land within the SDD and in compliance with the provisions of 5.h below or, if not an owner of land within the SDD, by a person or entity having the consent of the owners of all land within the SDD.

6.2.4.5 In addition to the foregoing, if the Commission determines that the site plan application submitted by the applicant, although it complies with the criteria established in the Table, differs substantially from the illustrative plan, then the Commission, in reviewing and approving the application, may make modifications to the proposed site plan to address issues raised by the changes from the illustrative plan, such as increasing the amount or type of buffering and/or landscaping required. For the purposes hereof, the items that could be considered substantial differences include modifications to the internal traffic pattern of the site that result in a significant reconfiguration of the internal traffic pattern or modifications to the lay-out of the buildings on the site that result in significant reconfiguration of the building locations and their proximity to residential developments located outside of the SDD.

6.2.5 BUILDING COVERAGE AND SITE DEVELOPMENT RESTRICTIONS

6.2.5.1 No site may be zoned to SDD unless it has at least 40 acres in buildable area or is adjacent to a SDD that has at least 40 acres in buildable area. For the purposes hereof, property separated from a SDD by a railroad right-of-way or active line shall be deemed to be adjacent to such SDD provided that access is provided from such property to the SDD. No property that is zoned residential may be changed to the SDD Zone.

6.2.5.2 The land covered by buildings and impervious surface shall not exceed 60% of the entire site; provided, however, that for purposes of calculating the impervious

surface within the zone, amenities such as walking trails, bike paths, fitness trails, pedestrian wetland crossings, gazebos, pavilions and other public gathering or recreation areas and other similar items that may have a permanent surface shall not be included as impervious surface.

6.2.5.3 In order to encourage flexible and creative design, except as set forth hereinbelow, no minimum lot or yard requirements are established. Yards shall be provided that are consistent with the surrounding areas and are appropriate to the uses being made of the particular area; provided, however, that the applicant shall provide a yard of at least 25 feet in that portion of the perimeter of the property being rezoned to SDD that abuts residentially zoned property. Said yard shall be for the purpose of buffering adjoining residential uses from the uses within the SDD and shall contain appropriate measures to provide such buffering, which may include, without limitation, landscaping, fencing and berms.

6.2.5.4 In order to encourage flexible and creative design, except as set forth in this Section 5, restrictions or requirements with respect to such items as density, parking, buffers, signs, building height, building coverage, lot area, lot width and floor area and other applicable bulk and use requirements for a SDD shall be as set forth in the Table described in Section 3.A.e.6 as approved by the Planning and Zoning Commission after the public hearing rather than as set forth in the Regulations.

6.2.5.5 The applicant shall provide landscaping within a SDD in areas where the SDD abuts a residentially zoned district, the purpose of which shall be to screen the more intense or commercial uses from the less intense or residential uses.

6.2.5.6 The SDD shall be served by public water for consumption purposes and public sewage. Other sources of water may be used for irrigation and fire protection purposes.

6.2.5.7 No interior street shall be less than 24 feet in width. The Commission may, where in its judgment traffic circumstances merit, require primary streets to be designed and constructed in conformance with the Town of North Haven road specifications. Curbs and sidewalks may be required if the Commission deems them necessary.

6.2.5.8 A SDD may be subdivided into lots by an applicant in accordance with the requirements of the North Haven subdivision regulations. The requirements that applied to the site prior to subdivision shall remain in force and apply after the subdivision; however, the individual lots may differ from the standards established in the Table, provided that each land use area, as a whole, conforms to the standards established in the Table. As a condition of such subdivision, the subdivision map and any deeds delivered in accordance therewith shall designate for each lot the requirements applicable to each lot, such as maximum square footage of building area, maximum impervious surface, open space requirements and parking spaces, the total of which for the lots in any given land use area shall not exceed the total set forth in the Table for such land use area. After such subdivision, if any site plan application is submitted which proposes to shift requirements between lots, then the

consent of the owner(s) of any lot(s) to or from which a requirement will be shifted must be submitted to the Commission with the application. The owner of any lot in a SDD shall have the right to submit an application to modify the SDD as set forth in Section 4 above provided that the same does not impose additional obligations on any other lot in the SDD unless consented to by such lot owner, does not increase or decrease the bulk and area requirements applicable to the other lots in the SDD unless consented to by such lot owner(s) and does not render the SDD, as a whole, in non-compliance with the requirements of the Regulations. The foregoing requirements shall also apply to any division of land in a SDD into lots, which division is not considered to be a subdivision or resubdivision under the Connecticut General Statutes or the North Haven subdivision regulations. Where there is a conflict between the Regulations and the subdivision regulations or between an approved SDD and the subdivision regulations, then the provisions of these Regulations or the approved SDD, as applicable, shall govern.

6.2.5.9 Public improvements, such as traffic improvements, drainage improvements, water and sewer improvements, utility installation and similar improvements may be phased in as distinct phases of an approved SDD Master Plan are implemented. Each site plan submitted pursuant to an approved SDD Master Plan shall state specifically what, if any, portion of the public improvements are to be constructed in connection with such site plan and shall contain such information necessary to confirm that the improvements to be constructed will be adequate to support the development set forth in the site plan.

6.2.5.10 Sale of Alcoholic Liquor. The restrictions, requirements and limitations set forth in Section 8.10 of the Regulations shall not apply to the sale of liquor within a SDD; provided that no public entrance to any permit premises shall be within 300 feet of the main entrance to a school, church or library, whether or not located within the Town, as measured from door to door, and provided further that an approved SDD may not have more than one permit premises for each 50,000 s.f. of development within the approved SDD.

6.2.5.11 As one of the purposes of the SDD is to provide for mixed-use developments, in order to ensure such diversity of uses, a SDD must contain a mix of commercial and residential uses, which mix must be meaningful and not merely cosmetic. Thus, any SDD shall have at least twenty percent (20%) of the useable floor area devoted to commercial uses and at least twenty percent (20%) of the useable floor area devoted to residential uses. For the purposes of determining such percentages, hotels, motels, assisted living facilities, congregate care facilities and nursing homes shall not be deemed residential uses but shall be deemed commercial uses. If the development is to be constructed in phases, then the percentage limitation shall apply to the entire approved SDD and not to any individual phase.

6.2.5.12 The Commission may require, as a condition of approval of a SDD, that a bond or bonds be posted to ensure completion of public improvements and such site improvements as utility services, drainage and detention systems, curbing, median strips, driveways, parking areas and landscaping. Said bond or bonds may be posted as one bond or, if the SDD is to be developed in phases, then the developer

of each phase shall bond the cost of the applicable improvements located on its site. After approval of a SDD, the applicant shall submit to the Commission a breakdown of the costs of items to be bonded and a proposed schedule or phasing of the bonded amounts, such that each public and bondable private improvement shall be associated with a phase. At the time of a site plan application, the Commission shall review such public and/or private improvements associated with such phase and, upon approval of the site plan application, shall establish (or designate its staff to establish) the bond amounts for the public and/or private improvements associated with such phase. The bond for a phase may be submitted as one or more bond, e.g. one bond for drainage systems, one bond for parking area, and may be a surety bond, a cash bond or a letter of credit. If other than a cash bond, the bond shall be on forms acceptable to the Commission, in its reasonable discretion. The applicant shall have the right, over the course of construction of a phase, to request reductions in any bond upon completion of all or a portion of the bonded work. All bonded work is to be completed within ten (10) years from the date of site plan approval.

6.2.6 REQUIRED FEES

6.2.6.1 To defray the costs of processing applications, including the costs of legal notices, a fee of \$500.00 dollars shall accompany each SDD application and a fee of \$.10 per square foot of proposed building square footage (up to a total of \$25,000.00 per Master Plan) shall accompany each site plan application submitted pursuant to an approved SDD. The fee for a modification to an approved site plan shall be as established by the Commission for such applications in general.

6.2.6.2 The commission may require that the applicant pay for reasonable costs incurred by the Town for independent, expert, technical review of the application and/or any supporting documentation provided by the applicant.

6.2.7 CONFLICT WITH OTHER PROVISIONS

To the extent there is a conflict between the provisions of this section and any other section of these Regulations or between the requirements set forth in an approved SDD and these Regulations, the terms of this section or the approved SDD, as applicable, shall govern.

AMENDMENT 2

5.6 Uses Permitted In Limited Office LO District

No use will be permitted in any Limited Office District Except one listed in this Subsection 5.6.

5.6.1 Professional and business Offices and Financial Institutions.

5.6.2 Schools, colleges and universities operated by a governmental unit or nonprofit corporation, provided that there shall be no student housing permitted on the property, by special permit after a public hearing taking into account the health, safety and general welfare of the public.

5.6.3 Accessory uses customarily incidental to a permitted use.

5.6.4 One sign of any one lot not exceeding 12 square feet in area bearing the name and occupation of the occupant or occupants of the premises, or advertising the premises for sale or rent or advertising a construction or repairing operation being carried out on the premises, which signs may be designed to be read from both sides and shall be located not less than 10 feet to the rear of the front lot line. No sign may be flashing. Exterior wall signs may be permitted in accordance with the provisions of Section 6.3.9.1, 6.3.9.2 and 6.3.9.4 of these regulations.

5.6.5 A buffer strip not less than twenty (20) feet in width shall be maintained along all side and rear lot lines except where adjacent to a lot occupied by another office building. Such buffer shall be suitably maintained with dense evergreen tree plantings having a minimum height of three (3) feet when planted.

AMENDMENT 3

SECTION 4.3 COMMERCIAL CA DISTRICTS

4.3.1 Uses Permitted in Commercial CA Districts

NEW:

4.3.1.24 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations: **Churches, parish houses, convents, and similar religious buildings..** Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

Current:

4.3.1.24 Signs pertaining to a business or Industrial operation located on the premises.

Renumber current 4.3.1.24: to 4.3.1.25

4.3.1.25 Signs pertaining to a business or Industrial operation located on the premises.

Current:

4.3.1.25 Accessory uses customarily incidental to a permitted use on the same premises.

Renumber current 4.3.1.25: to 4.3.1.26

4.3.1.26 Accessory uses customarily incidental to a permitted use on the same premises.

SECTION 4.4 COMMERCIAL CB DISTRICTS

4.4.1 Uses Permitted in Commercial CB Districts

NEW:

4.4.1.36 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations: **Churches, parish houses, convents, and similar religious buildings..** Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

Current:

4.4.1.36 Signs pertaining to a business or Industrial operation located on the premises.

Renumber current 4.4.1.36: to 4.4.1.37

4.4.1.37 Signs pertaining to a business or Industrial operation located on the premises.

Current:

4.4.1.37 Accessory uses customarily incidental to a permitted use on the same premises.

Renumber current 4.4.1.37: to 4.4.1.38

4.3.1.38 Accessory uses customarily incidental to a permitted use on the same premises.

SECTION 5.1 LIGHT INDUSTRIAL IL DISTRICTS

5.1.1 Uses Permitted in Light Industrial Districts IL

NEW:

5.1.1.63 The following uses when specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for off-street parking and to other standards provided in these regulations: **Churches, parish houses, convents, and similar religious buildings..** Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

Current:

5.1.1.63 Accessory uses customarily incidental to a permitted use.

Renumber current 5.1.1.63: to 5.1.1.64

5.1.1.64 Accessory uses customarily incidental to a permitted use.

Current:

5.1.1.64 Signs as permitted by Section 3.2.1.8. Signs which are painted on or affixed against and parallel to the wall or windows of the building and which pertain to a business located on the premises, provided that the aggregate area of such sign or signs on any one wall of such building shall not exceed 10 percent of the gross area of such wall. No sign shall be illuminated in such a manner that it may be mistaken for a highway traffic signal and no sign shall be flashing.

Renumber current 5.1.1.64: to 5.1.1.65

5.1.1.65 Signs as permitted by Section 3.2.1.8. Signs which are painted on or affixed against and parallel to the wall or windows of the building and which pertain to a business located on the premises, provided that the aggregate area of such sign or signs on any one wall of such building shall not exceed 10 percent of the gross area of such wall. No sign shall be illuminated in such a manner that it may be mistaken for a highway traffic signal and no sign shall be flashing.

AMENDMENT 4

The Applicant proposes to amend the North Haven Zoning Regulations by adding Sec. 5.1.1.65 as follows:

5.1.1.65 Adult rehabilitative and educational facility

AMENDMENT 5

The applicant proposes to amend the North Haven Zoning Regulations by adding Section 4.4.1.38

Adult Rehabilitative and Educational Facilities- Nonresidential adult educational facilities which train and educate special needs adults in daily living skills.

AMENDMENT 6

ARTICLE IV – COMMERCIAL CA DISTRICT

4.3.1.26 Mixed Uses permitted by Section 4.3.4

4.3.4 Mixed Use Districts

The purpose of the Mixed-Use District is to facilitate the integration of diverse but compatible uses into a single development with the goal of creating a community that offers “live, work, and play” opportunities with convenient walking distance of each other. The Mixed-Use District is also being adopted to guide the future growth and development of North Haven in accordance with the Plan of Conservation and Development.

4.3.4.1 Mixed-Use Defined. A building or property that contains both residential and commercial uses. All Bulk Standards shall conform with the regulations established in Section 4.3.

4.3.4.2 Approval. Any use defined under this Section 4.3.4 must be specifically approved by the Planning and Zoning Commission after a public hearing, subject to such conditions as said Board may establish, giving consideration to the effect of the proposed use on present and future dwellings in the vicinity, to the proposed site planning and landscaping, to the conditions affecting traffic safety, to the provisions for parking and to other standards provided in these regulations. Such approval shall also be required for any expansion of any such use or any change in driveway access or other substantial change in site plan affecting the public interest.

4.3.4.3 Restrictions.

Mixed Use residential dwellings shall conform to the following restrictions:

- (a) No single mixed-use project shall be constructed on any one lot which lot size is less than one half (1/2) acre.
- (b) No residential units shall be permitted on the first floor.
- (c) The total square footage of all residential units are not to exceed fifty (50%) percent of the total floor area of mixed-use project. Any mixed use residential project exceeding the allowed square footage percentage must be receive special approval by Planning and Zoning Commission and any additional fire protection measures within the building as recommended by the Fire Marshal.
- (d) Subject to the provisions of this subsection, the building may be of frame construction and complying with all requirements of the building code for mixed-use development.

- (e) The area of the lot shall be suitably landscaped in accordance with the existing Town of North Haven Zoning Regulations.
- (f) The floor area and number of rooms devoted to living area in each family dwelling unit shall be not less than listed below.

| <u>Number of Rooms</u> | | <u>Minimum Floor Area</u> |
|------------------------|---------|---------------------------|
| 1 | Bedroom | 700 |
| 2 | Bedroom | 800 |
| 3 | Bedroom | 900 |

- (g) Access to every mixed-use project shall be from an existing or proposed public street. Driveways including ingress and egress shall be clearly marked and shall be located as approved by the Planning and Zoning Commission.
- (h) No permit for any mixed-use project as permitted under this Section shall be issued until the plans therefore shall have been approved by the Planning and Zoning Commission after a public hearing upon due notice pursuant to Section 8.3 of the Connecticut General Statutes. The applicant shall submit to the Commission full plans for the entire project, showing the layout of buildings, proposed entrances and exits and their relation to traffic on public streets, walks, sanitary sewers, storm drains and other utilities, parking spaces, accessory buildings, and all other pertinent features including a landscape plan showing the location, size and type of all landscape elements, together with plan elevations, and other pertinent drawings of all buildings, indicating the area of land spaces for various purposes, the dimensions and floor areas of all buildings and of all family dwelling units.

Mixed Use Commercial dwellings shall conform to the following restrictions:

- (a) No use shall be permitted in any Mixed-Use District except those listed in Section 4.3.

The applicant proposes to amend the North Haven Zoning Regulations by adding Section 4.4.1.38

Adult Rehabilitative and Educational Facilities- Nonresidential adult educational facilities which train and educate special needs adults in daily living skills.

AMENDMENT 7

- 3.2.1.10 Veterinary Referral Centers when specifically approved by the Planning & Zoning Commission by Special Permit after a Public Hearing subject to such conditions as the Commission may establish and after the Commission has given consideration to the effect of the proposed use on the present and future uses in the vicinity and the health, safety and general welfare of the public.
- 3.2.1.10.1 Said Veterinary Referral Center shall be situated on a lot or parcel of land consisting of no less than five (5) acres, but may be developed as an integrated development of other professional and medical uses on the same property.
- 3.2.1.10.2 All buildings containing a Veterinary Referral Center must be located a minimum of fifty (50) feet from each property line.
- 3.2.1.10.3 No Veterinary Referral Center may engage in the commercial boarding of animals, either outdoors or indoors. Animals may remain overnight within the building during medical emergencies, when undergoing medical observation or when under recovery from treatment done on the premises.

AMENDMENT 8

§4.4.1.38 Upper Washington Avenue Multi-Use (UWMU) Developments: Multi-Use Developments shall be permitted in the CB-40 District along Washington Avenue, north of the I-91 interchange. The purpose of such developments shall be to provide multi-family residential development of a density to meet the rising demand for that type of housing in the Town, while at the same time promoting non-residential uses that are compatible with the residential use and provide amenities for the residents and other members of the North Haven community. It is also envisioned that such developments would help promote the re-development of this section of Washington Avenue.

4.4.1.38.1 Requirements Applicable to UWMU Developments:

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|----------------------------|---------|
| Minimum Lot Area, Sq. Feet | 160,000 |
| Minimum Lot Width, Feet | 150 |
| Minimum Front Yard, Feet | 35 |
| Minimum Side Yard, Feet | 15# |

For any side yard that abuts a residentially zoned property or a property used for residential purposes, a 25 foot side yard setback is required.

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|---------------------------|-----|
| Minimum Rear Yard, Feet | 50 |
| Maximum Building Coverage | 35% |
| Maximum Height, Feet | 35* |

*Except that buildings located no closer than 150 feet from any residential zoned property line or a property used for residential purposes may be permitted to a height of 44 feet.

| | |
|------------------------------------------------------------|-------|
| Minimum Floor Area per Residential Dwelling Unit, Sq. Feet | 450 |
| Maximum Floor Area per Residential Dwelling Unit, Sq. Feet | 1,300 |
| Maximum Number of Bedrooms per Residential Dwelling Unit | 2 |

4.4.1.38.2 For the purpose of computing maximum building coverage, the entire area of the lot shall be used.

4.4.1.38.3 In no case shall more than 125 residential dwelling units be built on any one parcel of land approved for a UWMU development. There shall be a seven hundred fifty (750) foot separation distance between any two parcels approved for UWMU developments. The total number of residential dwelling units permitted in the CB-40 District along Washington Avenue north of the I-91 interchange shall be limited to 300 residential dwelling units.

4.4.1.38.4 Each UWMU development shall be connected to the municipal sanitary sewer system and serviced by a public water supply. All residential dwelling units shall be serviced by an automatic fire sprinkler system.

4.4.1.38.5 Each UWMU development shall contain other non-residential uses as permitted in the CB-40 District which are compatible and complimentary to the residential use. Basic neighborhood stores and services and retail stores, of the types enumerated in Sections 4.4.1.9, 4.4.1.11, and 4.4.1.13 of the Regulations, are encouraged.

The following uses, however, shall be specifically excluded: Nightclubs, retail package liquor stores, automotive service stations and testing facilities, automotive sales, public garages, theaters, and adult oriented establishments. The minimum amount of square footage in each UWMU development used for non-residential purposes shall be calculated by taking 50% of the total street frontage of the lot and multiplying that figure by 35 square feet.

- 4.4.1.38.6 There shall be no less than 1 parking space per bedroom for each residential dwelling unit. Non-residential parking shall be calculated in accordance with Section 8.5.1 of these regulations. The Planning and Zoning Commission may require additional parking in its discretion. A UWMU development shall be permitted to utilize a shared parking calculation based on its mixed use capacity. A sharing factor of 1.4 for residential/office mix and 1.2 for residential/all other commercial uses mix shall be utilized to compute the required parking for the entire development. A report from a qualified traffic consultant shall be required to support the shared parking plan for any UWMU development. The Planning and Zoning Commission may hire a traffic consultant to obtain technical advice concerning a proposed UWMU development at the expense of the applicant.
- 4.4.1.38.7 Access to a UWMU development shall be from an existing or proposed public street, one of which must be Washington Avenue. Access to a UWMU development from any road that primarily serves residential areas shall be prohibited unless approved by the Planning and Zoning Commission and if such access is permitted, it shall include appropriate traffic calming devices. Driveways shall be located as approved by the Planning and Zoning Commission. Two-way drives shall be not less than 24 feet in width. Driveways shall be flared where they meet the street pavement by curves having radii of not less than 15 feet, or such other radii as may be required by the State DOT, tangent to the driveway and to the curb or to the outer edge of the shoulder of a road having no curb.
- 4.4.1.38.8 The construction of the project and structure of the buildings shall comply with all applicable Town and State of Connecticut Codes and Regulations.
- 4.4.1.38.9 A buffer strip of not less than 25 feet wide shall be maintained along all side lot lines and of not less than 50 feet wide along all rear lot lines, where such lines are adjacent to any residentially zoned property or any property used for residential purposes. The buffer strip shall be suitably landscaped and permanently maintained with dense evergreen planting of a type, height, and spacing as approved by the Planning and Zoning Commission as ample enough to screen the UWMU development from adjacent properties during all seasons of the year. Within these buffer strips, existing tree and shrub growth may be preserved and augmented at the Planning and Zoning Commission's discretion. The Planning and Zoning Commission may also require the installation and maintenance of a fence at any property line in its discretion and may hire a landscape consultant to evaluate the proposed buffer(s) at the expense of the applicant.

- 4.4.1.38.10 No permit for any UWMU development as permitted under this subsection shall be issued until the plans therefore shall have been approved by Special Permit by the Planning and Zoning Commission after a public hearing upon due notice pursuant to Section 8-3 of the Connecticut General statutes. The applicant shall submit to the Commission plans for the entire project, showing the layout of buildings, proposed driveways and their relationship to traffic on public streets, walks, sanitary sewers, storm drainage and other utilities, parking spaces, accessory buildings, playgrounds and other recreation areas, and all other pertinent features including a landscaping plan showing the location, size and type, of all landscaping elements, a lighting plan, together with plans, elevations, and other pertinent drawings of all buildings, indicating all uses proposed, the dimensions and floor areas of all buildings and yards and of all residential dwelling units and commercial spaces, and any other information deemed necessary by the Commission or staff to determine conformity with the intent of the Regulations.
- 4.4.1.38.11 The Commission shall approve an application to permit a UWMU development if it finds that the proposed use and related buildings and structures will conform to the following standards: (A) The location, type, character, and size of the use and of any related buildings and structures is in harmony with the development of the Town and will not hinder or discourage the development and use of adjacent lots or impair their value; (B) The location of the use and any related buildings and structures provides adequate access for fire protection purposes; (C) The streets serving the proposed use are adequate to support traffic and the entrance into and egress from the UWMU development does not result in undue traffic hazard or congestion; (D) The lot on which the UWMU development is to be constructed is of sufficient size and dimensions to permit conduct of the proposed residential and commercial uses and construction and maintenance of buildings, structures, and facilities, including sanitary facilities, in a manner that will not be detrimental to the neighborhood or adjacent lots; and (E) The architectural design and style of all buildings and other structures to be erected on the lot will not conflict with the architectural design and style of adjacent properties.
- 4.4.1.38.12 UWMU developments specifically approved by the Planning and Zoning Commission after a Public Hearing, shall be permitted subject to conditions and safeguards as the Commission deems appropriate, including such conditions necessary for the protection of the public health, safety, and welfare with consideration being given to the site and adjacent uses and neighbors, to the proposed site planning and landscaping including buffers, to its accessibility of public transportation, to the close proximity of churches, medical facilities and other commercial, educational, and recreational activities.
- 4.4.1.38.13 Unless otherwise specified above, conformance with all requirements of the CB-40 District and all other applicable provisions of the Zoning Regulations is required.

AMENDMENT 9

2.4.1.3 Medical Epicenter Elderly Residential Zone (MEERZ): Housing units specifically designed for the needs of, and provide alternative housing choices for, a person 55 years or older residing in a community which is located within 750 feet of a medical development at least 120,000 square feet in size affiliated with a CT licensed hospital, which medical development provides a variety of medical services, with the following further provisions:

(a) Requirements Applicable to MEERZ Housing Units:

| | |
|------------------------------------------------------------|---------|
| Minimum Lot Area, Sq. Feet | 160,000 |
| Maximum Density Family Dwelling Units per Acre | 35 |
| Minimum Lot Width, Feet | 200 |
| Minimum Front Yard, Feet | 60 |
| Minimum Side Yard, Feet | 50 |
| Minimum Rear Yard, Feet | 60 |
| Maximum Building Coverage, % including Accessory buildings | 35 |
| Maximum Height, Feet | 50 |
| Minimum Floor Area Per Unit, Sq. Feet | 500 |

- (b)** For the purposes of computing the permitted number of dwelling units in a MEERZ Facility, only so much of the lot shall be included as lies within a space whose average greater dimension does not exceed three times its average lesser dimension.
- (c)** In no case shall more than 150 units be built on any one parcel of land.
- (d)** Each MEERZ Facility shall be connected to a municipal sanitary sewer system and serviced by a public water supply.
- (e)** Off-street parking facilities, including carports, shall be provided at one space per unit minimum.

- (f) Access to a MERZ Facility shall be from an existing or proposed public street, with at least one access or driveway from an existing state Highway. Driveways shall be as approved by the Planning & Zoning Commission. In case of corner lots, the driveway, or driveways shall be located not less than 150 feet from the intersection of the nearest street lines. Driveways entering streets at a curve or at the crest of a hill shall be located to provide the maximum sight distances possible. Driveways shall be not less than 30 feet in width. Driveways shall be flared where they meet the street pavement by curves having radii of not less than 20 feet, tangent to the driveway and to the curb or to the outer edge of the shoulder of a road having no curb. The Planning and Zoning Commission may require that separate driveways be designated and suitably marked for entrance only or for exit only.
- (g) The construction of the project and structure of the building(s) shall comply with the applicable State of Connecticut or Federal codes and requirements .
- (h) The total number of units allowed in this zone shall be in harmony with the overall plan of the housing authority of the Town of North Haven.
- (i) At least 1000 sq. ft. of medical office space intended to provide basic medical services shall be located on the first floor of any such Facility.
- (j) No permit for any MEERZ Facility as permitted under this subsection shall be issued until a SPECIAL PERMIT has been issued and the plans therefore shall have been approved by the Planning and Zoning

Commission after a public hearing upon due notice pursuant to Section 8-3c of the Connecticut General Statutes. The applicant shall submit to the Commission full plans for the entire project, showing the layout of buildings, proposed driveways and their relation to traffic on public streets, walks, sanitary sewers, storm drainage and other utilities, parking spaces, accessory buildings, community building, and all other pertinent features including a landscape plan showing the location, size and type of all landscape elements, together with plans elevations, and other pertinent drawings of all buildings, indicating the area of land, spaces for various purposes, the dimensions and floor areas of all buildings and yards and of all family dwelling units. Such plans shall include the entire area of the lot. Notwithstanding the aforesaid or the provisions of Section 8.7.6, a buffer strip greater than ten (10') feet in width shall not be required along the side and rear lot lines.

(k) Any MEERZ Facility shall have a Community Building of no less than 2400 sq. ft. in area, which building will be available for use by the residents of the Facility.

(l) Occupancy restrictions. Occupancy within a MEERZ Facility shall be restricted as follows:

- (1) A person who is 55 years of age or older (on "age-qualified person");
- (2) A spouse, companion or relative of an age-qualified person residing in a dwelling unit with the age-qualified person;

- (3) The spouse, companion or relative of a deceased age-qualified person who had formerly resided in the dwelling unit or who has entered into a long-term care facility, provided that if any surviving spouse, companion or relative of a deceased age-qualified person shall remarry or cohabitate then the occupancy requirements of subsections (1) and (2) above must be met.
- (4) No unit may be occupied by a resident who is younger than 18 years of age. No unit may be occupied by more than three residents.
- (m) Each MEERZ Facility must be located within 2000 feet of an existing wellness Center as defined in Section 3.2.1.9 of the Zoning regulations.
- (n) No MEERZ Facility may be approved or constructed unless public bus transportation passes along the street that provides the main access point to such Facility or unless such Facility is located within one-half mile of an existing or approved railroad station.
- (o) Notwithstanding the requirements set forth in section (a) above and section 8.13.2.2.8, Accessory detached carports (open on at least three sides) shall be allowed within ten (10') feet of the side yards and five (5') feet of the rear yard.

AMENDMENT 10

Replace text with:

5.1.1.32

Indoor tennis courts with locker and lounge facilities, indoor gymnastics training facilities with locker and lounge facilities, and indoor baseball training facility with locker and lounge facilities.

AMENDMENT 11

AMENDMENT CREATING

§5.1.3.16 IL Upper Washington Avenue Multi-Use (ILUWMU) Developments: Multi-Use Developments shall be permitted in the IL-30 District along Washington Avenue, north of the I-91 interchange and east of the New York, New Haven and Hartford Railroad Line. The purpose of such developments shall be to provide multi-family residential development of a density to meet the rising demand for that type of housing in the Town, while at the same time promoting non-residential uses that are compatible with the residential use and provide amenities for the residents and other members of the North Haven community. It is also envisioned that such developments would help promote the re-development of this section of Washington Avenue.

5.1.3.16.1 Requirements Applicable to ILUWMU Developments:

| | |
|------------------------------------------------------------|---------|
| Minimum Lot Area, Sq. Feet | 120,000 |
| Minimum Lot Width, Feet | 150 |
| Minimum Front Yard, Feet | 35 |
| Minimum Side Yard, Feet | 15 |
| Minimum Rear Yard, Feet | 25 |
| Maximum Building Coverage | 35% |
| Maximum Height, Feet | 44 |
| Minimum Floor Area per Residential Dwelling Unit, Sq. Feet | 450 |
| Maximum Floor Area per Residential Dwelling Unit, Sq. Feet | 1,300 |
| Maximum Number of Bedrooms per Residential Dwelling Unit | 2 |

5.1.3.16.2 For the purpose of computing maximum building coverage, the entire area of the lot shall be used.

5.1.3.16.3 In no case shall more than 50 residential dwelling units be built on any one parcel of land approved for an ILUWMU development. The total number of residential dwelling units permitted in the IL-30 District along Washington Avenue north of the I-91 interchange shall be limited to 150 residential dwelling units.

5.1.3.16.4 Each ILUWMU development shall be connected to the municipal sanitary sewer system and serviced by a public water supply. All residential dwelling units shall be serviced by an automatic fire sprinkler system.

5.1.3.16.5 Each ILUWMU development shall contain other non-residential uses as permitted in the IL-30 District which are compatible and complimentary to the residential use. Basic neighborhood stores and services and retail stores, of the types enumerated in Sections 5.5.1.10, 5.5.1.12, and 5.5.1.14 of the Regulations, are encouraged. The following uses, however, shall be specifically excluded: Nightclubs, retail package liquor stores, automotive service stations and testing facilities, automotive sales, public garages, theaters, and adult oriented establishments. At least twenty-five percent (25%) of the total building square

footage of any ILUWMU development shall be dedicated to non-residential/commercial uses. No residential uses shall be permitted on the first floor of any ILUWMU development approved under this regulation.

- 5.1.3.16.6 There shall be no less than 1 parking space per bedroom for each residential dwelling unit. Non-residential parking shall be calculated in accordance with Section 8.5.1 of these regulations. The Planning and Zoning Commission may require additional parking in its discretion. An ILUWMU development shall be permitted to utilize a shared parking calculation based on its mixed use capacity. A sharing factor of 1.4 for residential/office mix and 1.2 for residential/all other commercial uses mix shall be utilized to compute the required parking for the entire development. A report from a qualified traffic consultant shall be required to support the shared parking plan for any ILUWMU development. The Planning and Zoning Commission may hire a traffic consultant to obtain technical advice concerning a proposed ILUWMU development at the expense of the applicant.
- 5.1.3.16.7 Access to an ILUWMU development shall be from an existing or proposed public street, one of which must be Washington Avenue. Two-way drives shall be not less than 24 feet in width. Driveways shall be flared where they meet the street pavement by curves having radii of not less than 20 feet, or such other radii as may be required by the State DOT, tangent to the driveway and to the curb or to the outer edge of the shoulder of a road having no curb.
- 5.1.3.16.8 The construction of the project and structure of the buildings shall comply with all applicable Town and State of Connecticut Codes and Regulations.
- 5.1.3.16.9 The Commission may require that a buffer strip shall be maintained along all side and rear lot lines, where such lines are adjacent to any existing industrial uses. The buffer strip shall be of ample width and suitably landscaped and permanently maintained with dense evergreen planting of a type, height, and spacing as approved by the Planning and Zoning Commission to be sufficient to screen the ILUWMU development from adjacent industrial properties/uses during all seasons of the year. Within these buffer strips, existing tree and shrub growth may be preserved and augmented at the Planning and Zoning Commission's discretion. The Planning and Zoning Commission may also require the installation and maintenance of a fence at any property line in its discretion and may hire a landscape consultant to evaluate the proposed buffer(s) at the expense of the applicant.
- 5.1.3.16.10 No permit for any ILUWMU development as permitted under this subsection shall be issued until the plans therefore shall have been approved by Special Permit by the Planning and Zoning Commission after a public hearing upon due notice pursuant to Section 8-3 of the Connecticut General statutes. The applicant shall submit to the Commission plans for the entire project, showing the layout of buildings, proposed driveways and their relationship to traffic on public streets, walks, sanitary sewers, storm drainage and other utilities, parking spaces,

accessory buildings, playgrounds and other recreation areas, and all other pertinent features including a landscaping plan showing the location, size and type, of all landscaping elements, a lighting plan, together with plans, elevations, and other pertinent drawings of all buildings, indicating all uses proposed, the dimensions and floor areas of all buildings and yards and of all residential dwelling units and commercial spaces, and any other information deemed necessary by the Commission or staff to determine conformity with the intent of the Regulations.

- 5.1.3.16.11 The Commission shall approve an application to permit an ILUWMU development if it finds that the proposed use and related buildings and structures will conform to the following standards: (A) The location, type, character, and size of the use and of any related buildings and structures is in harmony with the development of the Town and will not hinder or discourage the development and use of adjacent lots or impair their value; (B) The location of the use and any related buildings and structures provides adequate access for fire protection purposes; (C) The streets serving the proposed use are adequate to support traffic and the entrance into and egress from the ILUWMU development does not result in undue traffic hazard or congestion; and (D) The lot on which the ILUWMU development is to be constructed is of sufficient size and dimensions to permit conduct of the proposed residential and commercial uses and construction and maintenance of buildings, structures, and facilities, including sanitary facilities, in a manner that will not be detrimental to the neighborhood or adjacent lots.
- 5.1.3.16.12 ILUWMU developments specifically approved by the Planning and Zoning Commission after a Public Hearing, shall be permitted subject to conditions and safeguards as the Commission deems appropriate, including such conditions necessary for the protection of the public health, safety, and welfare with consideration being given to the site and adjacent uses and neighbors, to the proposed site planning and landscaping including buffers, to its accessibility of public transportation, to the close proximity of churches, medical facilities and other commercial, educational, and recreational activities.
- 5.1.3.16.13 **AFFORDABLE HOUSING IN ILUWMU DEVELOPMENTS.**
A minimum of ten percent (10%) of the residential dwelling units in any ILUWMU development must be deed restricted as affordable units in accordance with the provisions of Connecticut General Statutes Section 8-30g. A residential dwelling unit that is restricted in price so as to be affordable to households earning no more than eighty percent (80%) of the area median household income as calculated by the U.S. Department of Housing and Urban Development (HUD). The deed restrictions shall be for a minimum of forty (40) years. All Affordable housing dwelling units shall be constructed of a similar quality as market rate dwelling units within the ILUWMU. In conjunction with an application for Site Plan approval, the applicant shall submit an "Affordability Plan" for the ILUWMU development. The Affordability Plan shall describe how the regulations governing the affordability of the Affordable units will be

administered. The Affordability Plan shall include provisions regarding notice of availability of the Affordable residential dwelling units, procedures, procedures for verification and periodic confirmation of household income, and compliance with other affordability requirements.

5.1.3.16.14 Unless otherwise specified above, conformance with all requirements of the IL-30 District and all other applicable provisions of the Zoning Regulations is required.

5.1.3.16.15 ADAPTIVE REUSE TO ILUWMU DEVELOPMENTS. In recognition of the environmental and historical benefits of preserving existing buildings located on site in the IL-30 District, an existing building contained therein may be converted to use as an ILUWMU Development in accordance with this Regulation subject to the following allowances and conditions:

The bulk standards contained in Section 5.1.3.16.1 shall apply, however the following reductions shall be permitted:

| | |
|----------------------------|--------|
| Minimum Lot Area, Sq. Feet | 40,000 |
| Minimum Lot Width, Feet | 100 |
| Maximum Height, Feet | 48 |

The Commission shall make a determination that the existing building and its environs and surrounding uses will be suitable for ILUWMU conversion and the conversion will not adversely impact the character of the neighboring environs.

AMENDMENT 12

Proposed Text Amendment to Section 5.1.3.5
of the North Haven Zoning Regulations

1. Re-Number the following Sections:

5.1.3.6 to 5.1.3.5.2;
5.1.3.6.1 to 5.1.3.5.2 (a);
5.1.3.6.2 to 5.1.3.5.2 (b);
5.1.3.7 to 5.1.3.5.3;
5.1.3.7.1 to 5.1.3.5.3 (a);
5.1.3.7.2 to 5.1.3.5.3 (b);
5.1.3.7.3 to 5.1.3.5.3 (c);
5.1.3.7.4 to 5.1.3.5.3 (d);

2. Add new Section 5.1.3.5.4 as follows:

5.1.3.5.4 Reduced Lot Size. The purpose of this section is to permit lots sized in accordance with the IL-30 requirements to be contained and/or created within large shopping centers located in the IL-80 zone to permit separate fee ownership of said lots, while at the same time creating and/or preserving the appearance, integrity and functionality of the property as a shopping center. Therefore, the minimum required lot area, width, and yards contained in Section 5.1.2 for the IL-30 zone may be permitted in the IL-80 zone, provided the requirements set forth below are met:

5.1.3.5.4(a) Only properties located in the IL-80 zone on Universal Drive between Sackett Point Road and the Lippincott/Pearce bridge are eligible for this reduced lot size provision;

5.1.3.5.4(b) the reduced size lots are contained and/or created within a shopping center with a gross area of not less than 10 acres;

5.1.3.5.4(c) the reduced size lots shall not be permitted to have direct access to Universal Drive but instead must be accessed through driveways for the overall shopping center. Said access ways shall be created by easement rights which shall be approved by the Commission and recorded in the North Haven Land Records;

5.1.3.5.4(d) the only uses permitted on the reduced size lots shall be:

- i- restaurants and taverns;
- ii- professional and business offices and financial institutions;
- iii- retail stores as contained in section 5.1.1.14;
- iv- basic neighborhood stores, book and stationery, cigar, drug, dry goods and notions, florist, food, including retail bakery, haberdashery, hardware;
- v- retail package liquor stores;
- vi- health clubs, gymnasiums and physical culture establishments.

5.1.3.6 and 5.1.3.7 Reserved for future use.